

**NOTICE OF INTENT TO
GRANT A PERMIT AUTHORIZING USE OF WATER
FOR RECREATIONAL PURPOSES (GRASS IRRIGATION)
IN WASHINGTON COUNTY, IOWA**

Notice is hereby given that pursuant to Iowa Code Chapter 455B, there are now on file with the Iowa Department of Natural Resources, Water Supply Engineering Section, 6200 Park Avenue, Suite "200" Des Moines, Iowa 50321 applications as described below.

The Elite Hospitality Group (Iowa DNR Log No. 34,762) requests a permit authorizing withdrawal of water from one newly-drilled buried sand and gravel aquifer well, approximately 150 feet deep, located in the SW ¼ of the SE ¼ of Section 02, T77N, R06W, Washington County, Iowa, in the maximum quantity of 90.0 acre-feet per year at a maximum rate of 200 gallons per minute during the period throughout each year for grass irrigation for an on-site water park on the land as generally described, all in Washington County, Iowa.

The Department has determined that these uses of water conform to the relevant criteria (Iowa Code Chapter 455B and Iowa Administrative Code Chapter 567) and recommends the permits be granted. A copy of the summary report for this application is available upon a request to the department at the address listed above. Comments on the report and the use of water must be received by October 07, 2026, and should be addressed "ATTN.: Water Supply Engineering Section" and should specify the Applicant's log number.

(Michael K. Anderson, P.E.)

**IOWA DEPARTMENT OF NATURAL RESOURCES
WATER USE PERMIT SUMMARY REPORT**

Applicant: Elite Hospitality Group

Application Log No.: 34,762

The Elite Hospitality Group (Iowa DNR Log No. 34,762) requests a permit authorizing withdrawal of water from one newly-drilled buried sand and gravel aquifer well, approximately 150 feet deep, located in the SW ¼ of the SE ¼ of Section 02, T77N, R06W, Washington County, Iowa, in the maximum quantity of 90.0 acre-feet per year at a maximum rate of 200 gallons per minute during the period throughout each year for grass irrigation for an on-site water park on the land as generally described, all in Washington County, Iowa.

1. Applicant's property is located in southeast Iowa, in the northeast portion of Washington County, about 12 miles northeast of Washington and fifteen miles south of Iowa City. It is in proximity to the City of Riverside. Its census population is 928; the design population is 1,050. This indicates a per capita water usage of ~ 353 gpcd, which is high for a community of this size, but not for one with a casino-related development. U.S. Highway 218 & the local Iowa Highway 22 provide principal access to the area.
2. Because the nearby Iowa River's river valley is hydrogeologically constrained, the alluvial aquifer is not available as a source of water. To obtain a reliable source of water in the quantity needed for the proposed size of the City's water system, the Applicant proposes among other capital improvements the constructing of three glacial buried channel wells in the northeast portion of the municipality. The aquifer is characterized by moderate yields. The well is designed as a 200 gpm well and will be cased to a depth of about 200 feet with 16-inch casing.
3. To verify the nature of the buried channel aquifer, a controlled pumping test was conducted by the applicant's consultant on June 27, 2005. The detailed test results are in the file; they appear to indicate both sufficient quantity and quality of water available for this development, in the opinion of this reviewer. Three test wells were pumped as part of this test. Additional water quality sampling was conducted on August 5, 2005. Again, this indicated good quality water was/is available to the applicant.
4. According to the Applicant's engineer, the nearest neighboring water user which requires the diversion of water in sufficiently large quantities to require a water use permit is a public municipality approximately 6 miles west of the City. Then, the next nearest neighboring water user, other than the Applicant, which requires the diversion of water in sufficiently large quantities to require a water use permit is a large industrial user, located about 9.5 miles east-southeast of the Applicant's facility. This neighboring facility has two wells that draw water from the Mount Simon aquifer. There is little likelihood that this permitted water user will experience detectable impacts resulting from use of Applicant's wells at the volume and rates proposed. There have been no complaints of well interference associated with area water users which are much closer to one another than to the Applicant. Pumping the Applicant's new wells is not expected to have any impact on other more distant wells.
5. The closest nearby privately-owned domestic wells using the buried channel formation is about 1300 feet distant. Based on reported yields from the above-mentioned pumping test, it is unlikely that properly constructed wells in the same or shallower aquifers will experience any significant impacts from the withdrawals by the Applicant. In any event, the interests of individuals using water for domestic purposes, as well as those persons benefiting from the permits mentioned above, are amply protected, in the event of substantial injury, pursuant to Section 455B.271, Code of Iowa.
6. The applicant is devoting a reasonable amount of water to a beneficial use (recreational usage including grass irrigation to facilitate operation and use at a recreational water park. This accrues an economic benefit to Iowans.

7. There is no evidence that the use of water pursuant to a permit granted in accordance with the conclusions contained herein will impair the effect of pollution control laws of this State, the navigability of a navigable watercourse, or to the interests of property owners who might be affected.

THEREFORE:

No adverse effect upon other water users is foreseen at this time. Following publication of notice and subject to revisions in response to comments that may be submitted, the attached draft permit should be issued for a period of ten years.

Water Supply Engineering Section

Date: September 04, 2026

IOWA DEPARTMENT OF NATURAL RESOURCES

WATER USE PERMIT

Permit issued to:	Permit Number:	YYYY
Elite Hospitality Group	Effective:	YYYY
3184 Hwy 22	Expires:	YYYY
Riverside IA 52353		

The Permittee is authorized to:

withdraw water from one newly-drilled buried sand and gravel aquifer well, approximately 150 feet deep, located in the SW ¼ of the SE ¼ of Section 02, T77N, R06W, Washington County, Iowa, in the maximum quantity of 90.0 acre-feet per year at a maximum rate of 200 gallons per minute during the period throughout each year for grass irrigation for an on-site water park on the land and above-described property.

This authorization to withdraw water has been granted pursuant to the provisions of Part 4 of Division III of Chapter 455B, Code of Iowa, and Chapters 50 of Part 567, Iowa Administrative Code, and is further subject to the general permit conditions within this permit.

Conditions of this permit may be appealed as provided in rule 567--50.9, Iowa Administrative Code. Appeal must be in writing and must be received at the Department of Natural Resources; 6200 Park Avenue, Suite "200"; Des Moines, Iowa 50321 within thirty days of the date of the certification of the mailing of the permit.

FOR THE DIRECTOR:

By: _____ Date Executed: xxxxx
cc: Field Office No. 6 – Washington

CERTIFICATE OF MAILING

On the date shown below, a copy of the foregoing permit was mailed to the Permittee and to each person entitled to receive a copy as provided by rule 567--50.8(2), Iowa Administrative Code.

Certified by (initials): _____ Date: _____

GENERAL PERMIT CONDITIONS

1. Permittee shall maintain accurate and up-to-date records of water use from said sources and submit them annually to the department. Additional records on pumping rates from said sources, water levels in said well and pit and other data related to the regulation of this use of water shall be maintained and submitted as directed by the department.
2. Permittee shall be responsible for securing such other permits or approvals as may be required by this department, federal, or local governmental agencies for the operation of said irrigation system or the discharge of water or other materials due to this operation.
3. Permittee is responsible for compliance with all applicable provisions of state law and the rules and regulations of this department and of federal and local health and water pollution control agencies in the operation of its irrigation system and in the disposal of its wastes.
4. IF needed; Permittee shall construct, maintain, and monitor observation wells, as directed by the department to define the effects of Permittee's water withdrawals on groundwater resources or on other water users who might be affected by the withdrawals authorized herein.
5. Permittee shall not apply fertilizers, pesticides or other materials through any irrigation system unless the system is equipped with an automatic check valve, or comparable device, to prevent such materials from entering the source of irrigation water.
6. Once each spring prior to March 31, the Permittee shall be responsible for accurately measuring the distance to water (static water level) from the access port in all permitted wells. The distance to water shall be submitted to the department annually as part of the records of water use.
7. Existing wells shall not be replaced without notifying the Iowa Department of Natural Resources. Changes to the location, depth, source aquifer, or other physical features of said wells may require that this permit be modified to accommodate the changes.
8. With respect to each proposed or replacement well authorized as a source of water in this permit, withdrawals of water may be made only after the Permittee has made the following information available to the Iowa Geological Survey: well location, well log, casing and grouting schedule, results of yield tests, and cutting samples.
9. Each proposed or replacement well authorized as a source of water in this permit must be equipped with an access port having a minimum diameter of three-fourths inch. The access port must be equipped with a threaded cap or plug. The access port must be located to allow insertion of a steel tape or electric probe into the well casing for measurement of water levels.
10. Permittee shall submit to the department within 90 days of being notified by the department, or no later than the expiration date of this permit, whichever first occurs, a plan for implementing routine day-to-day water conservation measures and for implementing emergency water conservation measures during periods of water shortage. Until such a plan has been submitted to and approved by the department, Permittee shall implement those emergency water conservation measures determined to be necessary by the department pursuant to Iowa Code Sections 455B.265 and 455B.266.

CAVEAT

Permittee is advised that pursuant to Section 455B.271, Code of Iowa, the authority to withdraw water provided by this permit may be modified, canceled, or suspended in case of any breach of the terms or conditions herein, in case of any violation of state law pertaining to the permit, or if found necessary to prevent substantial injury to private or public interests.